

INSPECTION REPORT



For the Property at:
999 SALTY DOG ROAD
FREELAND, WASHINGTON, WA 98249

Prepared for: GINNY VALENTINE
Inspection Date: Wednesday, December 21, 2016
Prepared by: James Canby



Intrepid Management Strategies, LLC
P. O. Box 1190
Clinton, WA 98236
702-747-3448

jbcany4@gmail.com



January 29, 2017

Dear Ginny Valentine,

RE: Report No. 1005, v.3
999 Salty Dog Road
Freeland, Washington, WA
98249

Thank you for choosing IMS (Intrepid Management Strategies, LLC) to perform your home inspection. The inspection is performed in compliance with nationally recognized Standards of Practice, and Inter-NACHI (International Association of Certified Home Inspectors).

Clients occasionally think a home inspection includes issues beyond established scope of practice. The inspection is not technically exhaustive, and is restricted to a visual examination only. We strongly encourage you read the Standards of Practice so to understand what things are included in the home inspection and report. The report is prepared for your exclusive use. The client, and only the client, can authorize distribution to a Third Party (e.g. Real Estate Agent).

The report is a snapshot of the house, recording the conditions on a given date and time. When possible, I have attempted to provide clear, concise recommendations and even a referral when appropriate. Home inspectors cannot predict future behavior, and as such, I cannot be responsible for things that occur after the inspection. If conditions change, I am available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission. Again, thanks very much for choosing IMS to perform your home inspection.

Very Truly Yours,

Jamie Canby
Intrepid Management Strategies
Washington Lic# 1720
Structural Pest # 92634

Sincerely,

James Canby
on behalf of
Intrepid Management Strategies, LLC

Intrepid Management Strategies, LLC
P. O. Box 1190
Clinton, WA 98236
702-747-3448

jbcaby4@gmail.com

"HERE IS YOUR INSPECTION SUMMARY...."

Report No. 1005, v.3

999 Salty Dog Road, Freeland, Washington, WA December 21, 2016

"HERE IS YO

ROOFING

EXTERIOR

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Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potential issues from a cost, health or safety standpoint. This section probably should be read "last" and is not a substitute for reading the entire report. Please read the complete document.

<http://www.jbcanbyiv.com>

Roofing

FLAT ROOFING \ Roll roofing

Condition: • Old, worn out

Although the original (asphalt) Built-Up Roll Roof is beneath the metal roof, it should be monitored for cracking, decay and deterioration.

Location: Attic

Task: Inspect annually

Time: Less than 1 year

Cost: Minor

Exterior

OPTIONAL \ Exterior

Condition: • Other

A Rodent access point is at the edge of the house. Inspector recommends a Pest Control Survey and mitigation.

Location: Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Minor Depends on work needed

WALLS \ Wood siding

Condition: • Cracked, split or broken

Wood Shingles serve to deter moisture and resist exposure to elements. Inspector recommends missing shingles be replaced.

Location: Various

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed

Condition: • Too close to grade

Wood Decay. Wood-To-Foundation contact can cause moisture-trapping. It also promotes vegetation, decay, rot and wood destroying organisms. Inspector recommends a minimum of 6 inch clearance.

Location: Various First Floor

Task: Repair or replace

Time: Less than 1 year

Cost: Regular maintenance item

EXTERIOR GLASS \ Frames

Condition: • Rust

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Window Flashing. The "Drip Cap" at top is corroding and deteriorating on a number of exposed windows. This moisture-rust effect can cause further material damage to building materials.

Location: Throughout First Floor

Task: Repair or replace

Time: Discretionary

Cost: Depends on work needed

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • Wood/soil contact

Base of front porch stair. Ground Moisture promotes wood decay, deterioration and wood destructive organisms.

Inspector recommends a 6 inch gap between wood structures and soil.

Location: North Porch

Task: Repair

Time: Less than 1 year

Cost: Minor Depends on approach

Condition: • Trip hazard

Front porch step. Inspector recommends repair to prevent trip hazard.

Location: North First Floor Porch

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work needed

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

Condition: • Rot

Deck to House Connection. Wood interface is severely weakened due to wood decay. Inspector recommends removal and replacement to include Ledgerboard flashing.

Location: Southwest Crawl Space

Task: Replace

Time: Less than 1 year

Cost: Major Depends on work needed

LANDSCAPING \ General

Condition: • Disturbed ground

Tide and Wind effect has caused an accumulation of sand, resulting in a "heaving" pressure under deck area.

Location: Southeast Dining Room Deck

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

Structure

FLOORS \ Beams

Condition: • Notches or holes

Notch in Girder. Inspector recommends a licensed Structural Engineer evaluate the capacity of the truss to sustain stress.

Location: Crawl Space

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Condition: • Sag

Girder Strain. Inspector recommends evaluation by licensed structural engineer.

Location: Crawl Space

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

ROOF FRAMING \ Collar ties/rafter ties

Condition: • Missing

No evidence of Collar Ties to attic roof structure. Inspector recommends evaluation by Washington State licensed Structural Engineer.

Location: Attic Roof

Task: Further evaluation

Time: Unknown

Cost: Depends on work needed

Condition: • Need lateral bracing

Possible "sagging" of SouthWest corner to Roof Structure. Inspector recommends review by Washington State Licensed, Structural Engineer.

Location: Southwest Attic Roof

Task: Repair or replace Further evaluation

Time: Less than 2 years

Cost: Major Depends on work needed

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Corroded ground wire

Electrical Ground Corroded. Inspector recommends replace with a "Brass with brass screws" Grounding Clamp installed by a Licensed Electrician.

Location: Northwest Exterior

Task: Repair or replace

Time: Less than 1 year Discretionary

Cost: Depends on approach

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DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Not well secured

Crawlspace Electrical. Inspector recommends electrical wiring in basement be fastened every 4 to 6 feet above ground.

Location: Crawl Space

Task: Upgrade

Time: Less than 1 year

Cost: Depends on work needed

DISTRIBUTION SYSTEM \ Lights

Condition: • Missing

Porch Light Missing Safety Cover. Inspector recommends replacement or repair.

Location: Porch

Task: Repair or replace

Time: Less than 1 year

Cost: Less than \$100

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No GFCI (Ground Fault Circuit Interrupter)

No GFCI in Kitchen or exterior. Inspector recommends GFCI receptacles (with foul weather covers!) be installed on exterior outlets, and in kitchen.

Location: Kitchen Porch Deck

Task: Replace

Time: Immediate Less than 1 year

Cost: Major - Not determined

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

No CO detector. Inspector recommends installing Carbon Monoxide detector.

Location: Living Room

Task: Provide

Time: Immediate

Cost: Major

Insulation and Ventilation

RECOMMENDATIONS \ Overview

Condition: • Conductive debris and obstructions. Inspector recommends removal of storage items, and conductive debris (wood, straw, etc) that promote rodent activity and wood destructive organisms.

Location: Throughout Crawl Space

Task: Improve Clean Correct

Time: Less than 1 year

Cost: Minor

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Poorly insulated homes are expensive to heat. Inspector recommends batt style insulation throughout attic.

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Location: Throughout Attic

Task: Improve

Time: Less than 1 year

Cost: Depends on work needed

FOUNDATION \ Crawlspace floor

Condition: • No vapor barrier

Crawlspace vapor barrier. Moisture is not managed adequately, Inspector recommends the standard 6mil. polyvinyl crawlspace vapor barrier.

Location: Throughout Crawl Space

Task: Replace

Time: Less than 1 year

Cost: Depends on work needed

FOUNDATION \ Crawlspace ventilation

Condition: • Inadequate

Crawlspace Ventilation. Inspector recommends a licensed contractor repair crawlspace skirting, pest mitigation and ventilation.

Location: Crawl Space

Task: Provide

Time: Less than 1 year

Cost: Depends on work needed

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • Freezing

Water Pipe Insulation. Inspector recommends a licensed Plumber inspect and insulate water pipe in crawlspace.

Location: Crawl Space

Task: Protect

Time: Less than 1 year

Cost: Minor

SUPPLY PLUMBING \ Supply piping in building

Condition: • Galvanized steel

Galvanized Piping Crawlspace. Galvanized pipe corrodes with age affecting potable water quality.

Implication(s): Reduced water pressure and volume

Location: Crawl Space

Task: Monitor

Time: Discretionary

Cost: Depends on work needed

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Hot Water Heater age. Water heater is well beyond usable life. Inspector recommends purchasing a new water heater every 10 years.

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Location: First Floor Utility Room

Task: Replace

Time: Less than 1 year

Cost: \$1,000

WATER HEATER \ Temperature/pressure relief valve

Condition: • Discharge tube missing

Hot Water Heater. Inspector recommends installation of a discharge tube to 6 inches above the floor.

Location: Utility Room

Task: Provide

Time: Less than 1 year

Cost: Depends on work needed

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Overflows missing, leak, rust or inappropriate

Kitchen Sink. Inspector recommends replacement due to leakage, rust and corrosion.

Location: First Floor Kitchen

Task: Repair or replace

Time: Less than 1 year

Cost: Regular maintenance item

Interior

FLOORS \ Subflooring

Condition: • Damage

Subfloor Damage. Inspector recommends a licensed contractor evaluate subfloor damage.

Location: Crawl Space Bathroom

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed

APPLIANCES \ Dryer

Condition: • Plastic dryer vent

Dryer Vent Damage. Inspector recommends replacement with screen to prevent birds/rodents, etc.

Location: Northwest First Floor

Task: Replace

Time: Less than 1 year

Cost: Minor

This concludes the Summary section. The remainder of the report is a detailed description of the home systems examined, including "Limitations" that restricted my inspection, as well as recommendations for further repairs or improvements.

Time frames for completing recommendations, as well as general pricing associated with those recommendations, are approximate and based upon my limited, non-exhaustive, non-technical inspection. They may have to be adjusted based upon the professional opinion of specialists, and the elasticity of material pricing and labor costs.

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Description

Sloped roofing material:

- Metal

Aluminum roof in early stage of material life. New addition to original roofing material



1. Metal

- Built-up membrane

Built up asphalt roof original construction, metal roof-attic is an addition.



2. Built-up membrane

ROOFING

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Probability of leakage: • Low

Limitations

Inspection performed: • From roof edge

Recommendations

FLAT ROOFING \ Roll roofing

1. Condition: • Old, worn out

Although the original (asphalt) Built-Up Roll Roof is beneath the metal roof, it should be monitored for cracking, decay and deterioration.

Location: Attic

Task: Inspect annually

Time: Less than 1 year

Cost: Minor

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Description

Gutter & downspout material:

- Aluminum



3. Aluminum

Gutter & downspout discharge: • Below grade

Lot slope:

- Towards building

Deck is raised on SouthEast face of house.

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4. Towards building

Wall surfaces - wood:

- Shingles

Wood Shingles are in mid to late life.

Soffit and fascia:

- Wood

Soffit & fascia in mid-life of materiel condition.

Driveway: • Earth

Walkway:

- Wood

wood walkway abuts foundation

Deck:

- Pressure-treated wood

South by SW exposed Porch is pressure treated wood, reaching end-life in materiel condition

Porch:

- Pressure treated wood

Front Porch is pressure treated wood at about mid-life in materiel condition.

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Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

No or limited access to: • Area below steps, deck, porches

Exterior inspected from: • Ground level

Recommendations

OPTIONAL \ Exterior

2. Condition: • Other

A Rodent access point is at the edge of the house. Inspector recommends a Pest Control Survey and mitigation.

Location: Exterior Wall

Task: Repair

Time: Less than 1 year

Cost: Minor Depends on work needed



5. Other

3. Condition: • Other

Attic stairs exhibit corrosion due to salt water exposure. Inspector recommends cleaning and refurbishment, as needed, to deter climatic effect.

Location: Southwest Attic Exterior Wall

Task: Repair

Time: Less than 1 year Discretionary

Cost: Minor Depends on work needed

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6. Other

WALLS \ Flashings and caulking

4. Condition: • Caulking missing or ineffective

Surface Wear. Inspector recommends that some window-trim interfaces be cleaned and grouted.

Location: Various First Floor

Task: Improve

Time: Less than 1 year

Cost: Depends on work needed

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7. Caulking missing or ineffective

WALLS \ Wood siding

5. Condition: • Cracked, split or broken

Wood Shingles serve to deter moisture and resist exposure to elements. Inspector recommends missing shingles be replaced.

Location: Various

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed

6. Condition: • Too close to grade

Wood Decay. Wood-To-Foundation contact can cause moisture-trapping. It also promotes vegetation, decay, rot and wood destroying organisms. Inspector recommends a minimum of 6 inch clearance.

Location: Various First Floor

Task: Repair or replace

Time: Less than 1 year

Cost: Regular maintenance item

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8. Too close to grade

EXTERIOR GLASS \ Frames

7. Condition: • Rust

Window Flashing. The "Drip Cap" at top is corroding and deteriorating on a number of exposed windows. This moisture-rust effect can cause further materiel damage to building materials.

Location: Throughout First Floor

Task: Repair or replace

Time: Discretionary

Cost: Depends on work needed

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9. Rust

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

8. Condition: • Wood/soil contact

Base of front porch stair. Ground Moisture promotes wood decay, deterioration and wood destructive organisms. Inspector recommends a 6 inch gap between wood structures and soil.

Location: North Porch

Task: Repair

Time: Less than 1 year

Cost: Minor Depends on approach

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10. Too close to grade

9. Condition: • Trip hazard

Front porch step. Inspector recommends repair to prevent trip hazard.

Location: North First Floor Porch

Task: Repair or replace

Time: Less than 1 year

Cost: Depends on work needed



11. Wood/soil contact

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General

10. Condition: • Rot

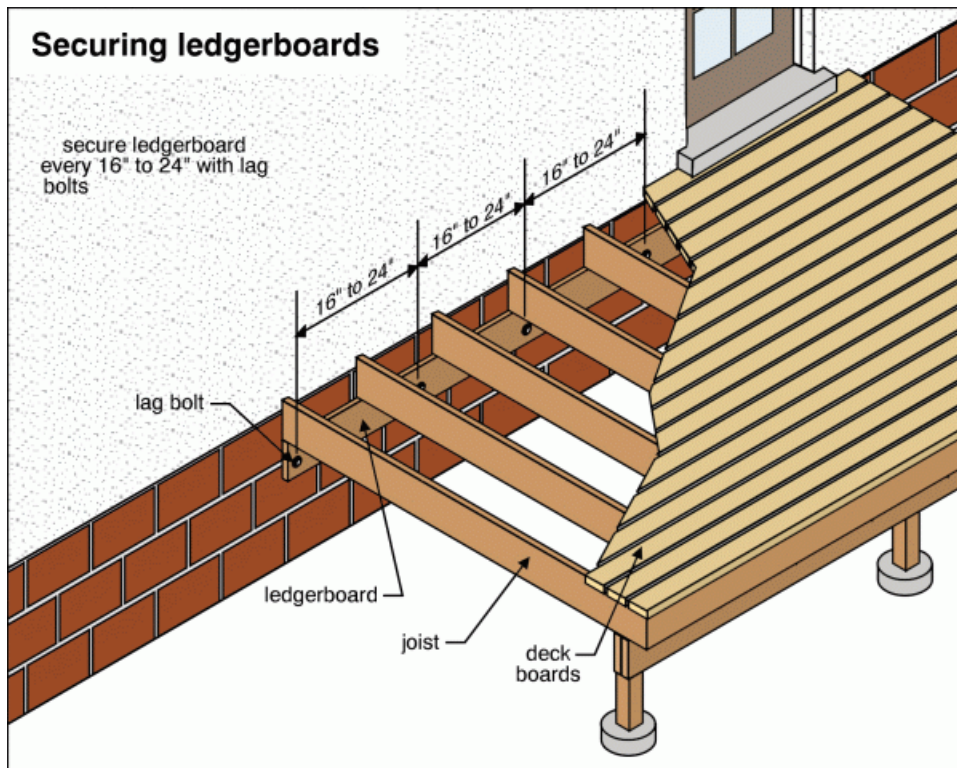
Deck to House Connection. Wood interface is severely weakened due to wood decay. Inspector recommends removal and replacement to include Ledgerboard flashing.

Location: Southwest Crawl Space

Task: Replace

Time: Less than 1 year

Cost: Major Depends on work needed



LANDSCAPING \ General

11. Condition: • Disturbed ground

Tide and Wind effect has caused an accumulation of sand, resulting in a "heaving" pressure under deck area.

Location: Southeast Dining Room Deck

Task: Further evaluation

Time: Discretionary

Cost: Depends on work needed

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12. Disturbed ground

12. Condition: • Wood/soil contact

Wood-To-Soil Contact promotes vegetation, decay, rot and wood destroying organisms.

Location: Various

Task: Improve Upgrade

Time: Less than 1 year

Cost: Depends on work needed

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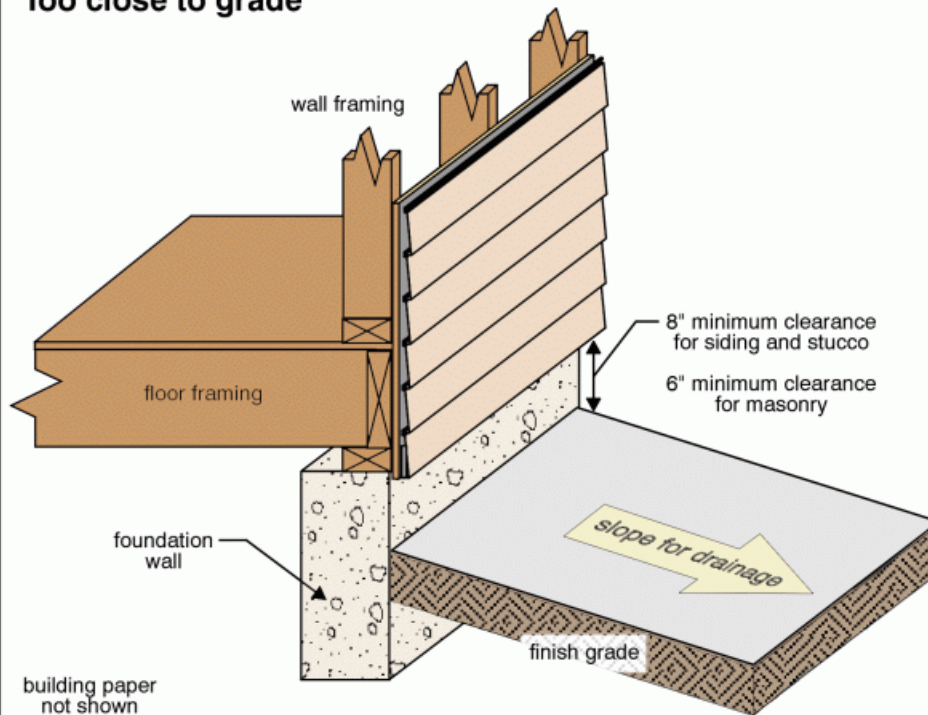
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Too close to grade



13. Cracked, split or broken

Description

Configuration:

- Crawl space

Crawlspace has 2 separate entry points. One on west face of house the other on eastern face.

Foundation material: • Poured concrete • Wood

Floor construction:

- Wood beams

"Re-Claimed" timber girder system below subflooring.

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Attic/roof space: • Entered but access was limited

Knee wall areas: • Entered but access was limited

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 50 %

Recommendations

FLOORS \ Beams

13. Condition: • Notches or holes

Notch in Girder. Inspector recommends a licensed Structural Engineer evaluate the capacity of the truss to sustain stress.

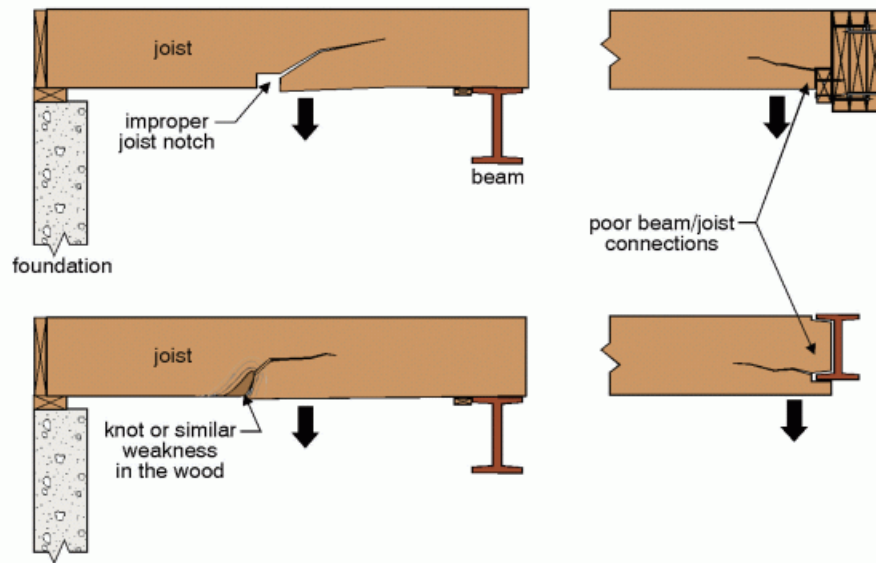
Location: Crawl Space

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Common causes of cracked joists



14. Notches or holes

14. Condition: • Sag

Girder Strain. Inspector recommends evaluation by licensed structural engineer.

Location: Crawl Space

Task: Further evaluation

Time: Immediate

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Cost: Depends on work needed



15. Sag

ROOF FRAMING \ Collar ties/rafter ties

15. Condition: • Missing

No evidence of Collar Ties to attic roof structure. Inspector recommends evaluation by Washington State licensed Structural Engineer.

Location: Attic Roof

Task: Further evaluation

Time: Unknown

Cost: Depends on work needed



16. Trusses

16. Condition: • Need lateral bracing

Possible "sagging" of SouthWest corner to Roof Structure. Inspector recommends review by Washington State Licensed, Structural Engineer.

Location: Southwest Attic Roof

Task: Repair or replace Further evaluation

Time: Less than 2 years

Cost: Major Depends on work needed

STRUCTURE

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17. Need lateral bracing

Description

Service entrance cable and location: • Overhead

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - utility room

System grounding material and type: • Not visible

Distribution panel rating: • 200 Amps

Distribution panel type and location: • Not found

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded and ungrounded - minimal

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom

Smoke detectors: • Smoke Detector in Guest room deactivated, smoke detector in master bedroom active.

Carbon monoxide (CO) detectors: • None noted

Limitations

Inspection limited/prevented by: • Restricted access

Panel covers:

• Disconnect covers are not removed by the building inspector



18. Not accessible

Fuse block: • Not pulled

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Panel or disconnect cover: • Not safe to remove

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

17. Condition: • Corroded ground wire

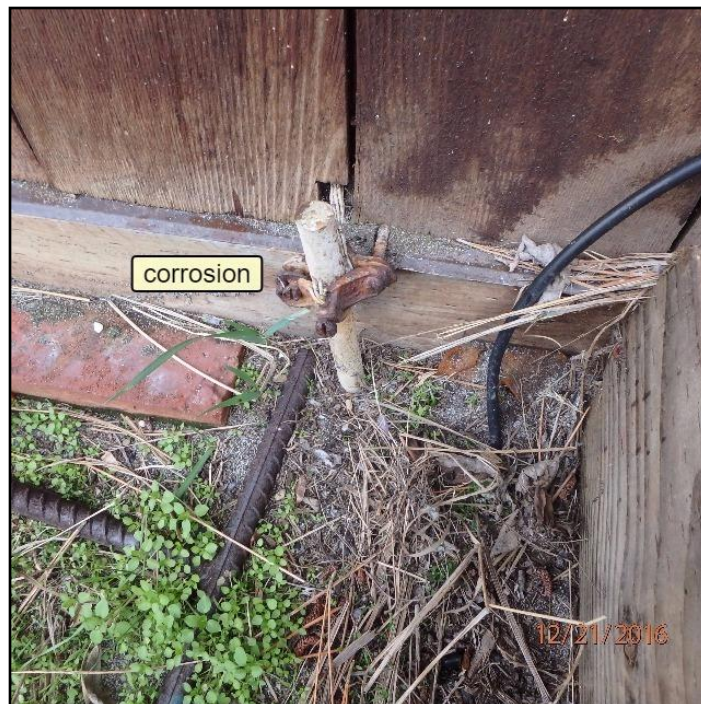
Electrical Ground Corroded. Inspector recommends replace with a "Brass with brass screws" Grounding Clamp installed by a Licensed Electrician.

Location: Northwest Exterior

Task: Repair or replace

Time: Less than 1 year Discretionary

Cost: Depends on approach



19. Corroded ground wire

DISTRIBUTION SYSTEM \ Wiring - installation

18. Condition: • Not well secured

Crawlspace Electrical. Inspector recommends electrical wiring in basement be fastened every 4 to 6 feet above ground.

Location: Crawl Space

Task: Upgrade

Time: Less than 1 year

Cost: Depends on work needed



20. Not well secured



21. Not well secured

DISTRIBUTION SYSTEM \ Lights

19. Condition: • Missing

Porch Light Missing Safety Cover. Inspector recommends replacement or repair.

Location: Porch

Task: Repair or replace

Time: Less than 1 year

Cost: Less than \$100



22. Missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)**20. Condition:** • No GFCI (Ground Fault Circuit Interrupter)

No GFCI in Kitchen or exterior. Inspector recommends GFCI receptacles (with foul weather covers!) be installed on exterior outlets, and in kitchen.

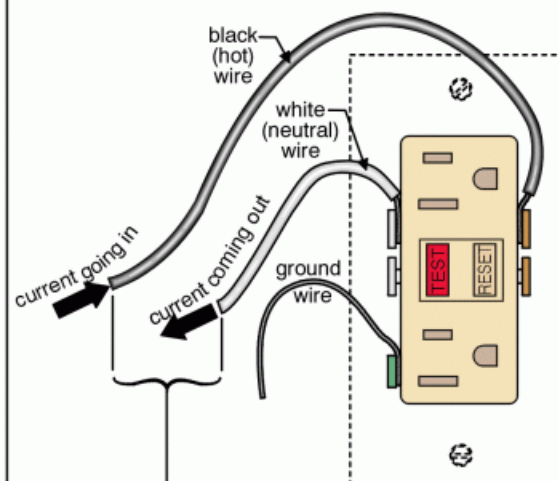
Location: Kitchen Porch Deck**Task:** Replace**Time:** Immediate Less than 1 year**Cost:** Major - Not determined**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down





23. No GFCI (Ground Fault Circuit Interrupter)



24. No GFCI (Ground Fault Circuit Interrupter)

DISTRIBUTION SYSTEM \ Smoke detectors

21. **Condition:** • [Smoke Detector requires an active battery installed for safety.](#)

Recommend battery replacement

Implication(s): Fire Hazard

Location: First Floor Master Bathroom

Task: Repair

Time: Immediate

Cost: Minor Regular maintenance item

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

22. **Condition:** • None

No CO detector. Inspector recommends installing Carbon Monoxide detector.

Location: Living Room

Task: Provide

Time: Immediate

Cost: Major

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Description

Fuel/energy source: • Propane

System type: • Furnace

Furnace manufacturer: • Lopi

Model number: Heritage Bay

Heat distribution: • Convector

Approximate capacity: • 30 kW

Efficiency: • Conventional

Exhaust venting method: • Direct vent

Approximate age: • 20 years

Main fuel shut off at: • Exterior wall

Failure probability: • Low

Chimney/vent: • Sidewall venting

Chimney liner: • Not visible

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Inspection prevented/limited by: • No access

Safety devices: • Not tested as part of a building inspection

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Boiler pump: • Not tested

Heat loss calculations: • Not done as part of a building inspection

Data plate on equipment: • Not legible

Heat exchanger: • Not accessible

Electronic air cleaner: • Not inspected

COOLING & HEAT PUMP

Report No. 1005, v.3

999 Salty Dog Road, Freeland, Washington, WA December 21, 2016

"HERE IS YO

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Limitations

Inspection limited/prevented by: • System inoperative

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

System data plate: • Not found

Window unit: • Window A/C excluded from inspection

INSULATION AND VENTILATION

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Description

Attic/roof insulation amount/value: • None found

Attic/roof ventilation: • Gable vent

Attic/roof air/vapor barrier: • None found

Wall insulation material: • Not visible

Wall insulation amount/value: • None found

Wall air/vapor barrier: • None found

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • None found

Foundation wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation amount/value: • None found

Floor above basement/crawlspace air/vapor barrier: • None found

Crawlspace ventilation: • None Found

Limitations

Attic inspection performed: • By entering attic, but access was limited

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

RECOMMENDATIONS \ Overview

23. Condition: • Conductive debris and obstructions. Inspector recommends removal of storage items, and conductive debris (wood, straw, etc) that promote rodent activity and wood destructive organisms.

Location: Throughout Crawl Space

Task: Improve Clean Correct

Time: Less than 1 year

Cost: Minor

INSULATION AND VENTILATION

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25.

ATTIC/ROOF \ Insulation

24. Condition: • Amount less than current standards

Poorly insulated homes are expensive to heat. Inspector recommends batt style insulation throughout attic.

Location: Throughout Attic

Task: Improve

Time: Less than 1 year

Cost: Depends on work needed

INSULATION AND VENTILATION

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26. Amount less than current standards

FOUNDATION \ Crawlspace floor

25. Condition: • No vapor barrier

Crawlspace vapor barrier. Moisture is not managed adequately, Inspector recommends the standard 6mil. polyvinyl crawlspace vapor barrier.

Location: Throughout Crawl Space

Task: Replace

Time: Less than 1 year

Cost: Depends on work needed

INSULATION AND VENTILATION

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HEATING

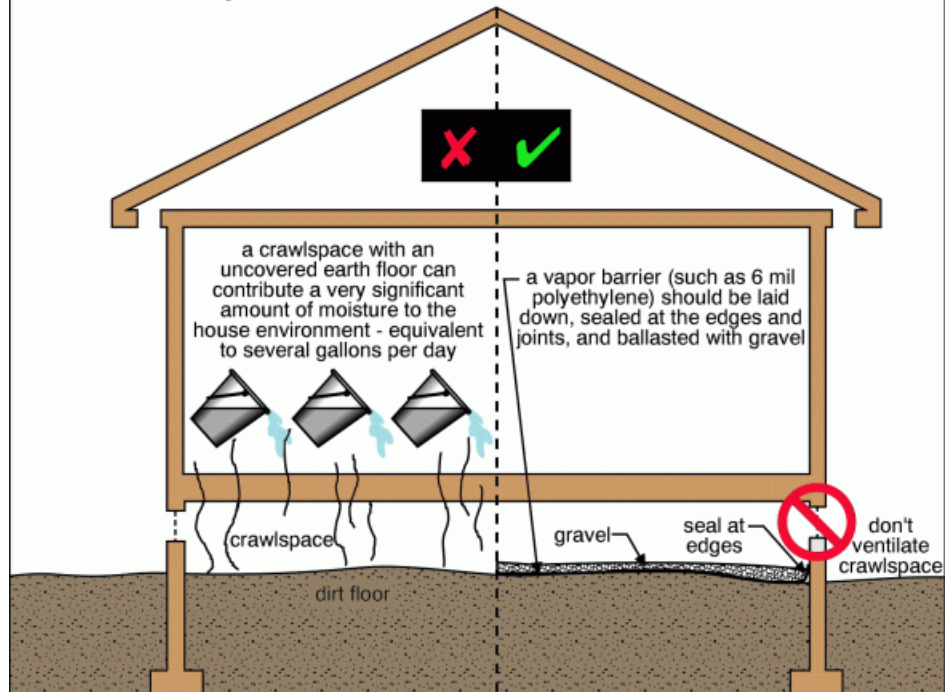
COOLING

INSULATION

PLUMBING

INTERIOR

Cover crawlspace floor



27. No vapor barrier

FOUNDATION \ Crawlspace ventilation

26. Condition: • Inadequate

Crawlspace Ventilation. Inspector recommends a licensed contractor repair crawlspace skirting, pest mitigation and ventilation.

Location: Crawl Space

INSULATION AND VENTILATION

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Task: Provide

Time: Less than 1 year

Cost: Depends on work needed

Description

General: • Home water pressure measured less than 40 pounds per square inch (psi) at the time of the inspection. This is considered low. Acceptable water pressure is between 40 and 90 psi.

Water supply source: • Public

Service piping into building: • Plastic

Supply piping in building: • Copper • Galvanized steel

Main water shut off valve at the: • West

Water flow and pressure: • Functional

Water heater fuel/energy source: • Electric

Water heater type: • Conventional

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Bradford White

Tank capacity: • 50 gallons

Water heater approximate age: • 20 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Hot water circulating system: • Present

Waste disposal system: • Septic system

Waste and vent piping in building: • PVC plastic

Floor drain location: • None found

Gas piping: • Steel

Main fuel shut off valve at the: • East • Exterior

Backwater valve: • Not present

Exterior hose bibb: • Not present

Limitations

Fixtures not tested/not in service: • Bathtub • Whirlpool bath • Bidet • Laundry tub • Water heater • Hot tub • Sauna • Exterior hose bibs/bibbs shut off for winter

Items excluded from a building inspection: • Well • Water quality • Septic system • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa

Recommendations

General

27. • Hot Water Heater Strap. Inspector recommends two earthquake straps applied to the water heater.

Location: First Floor Utility Room

Task: Correct

Time: Less than 1 year

Cost: Less than \$100

SUPPLY PLUMBING \ Water service pipe

28. Condition: • Freezing

Water Pipe Insulation. Inspector recommends a licensed Plumber inspect and insulate water pipe in crawlspace.

Location: Crawl Space

Task: Protect

Time: Less than 1 year

Cost: Minor



28. Freezing

SUPPLY PLUMBING \ Supply piping in building

29. Condition: • Galvanized steel

Galvanized Piping Crawlspace. Galvanized pipe corrodes with age affecting potable water quality.

Implication(s): Reduced water pressure and volume

Location: Crawl Space

Task: Monitor

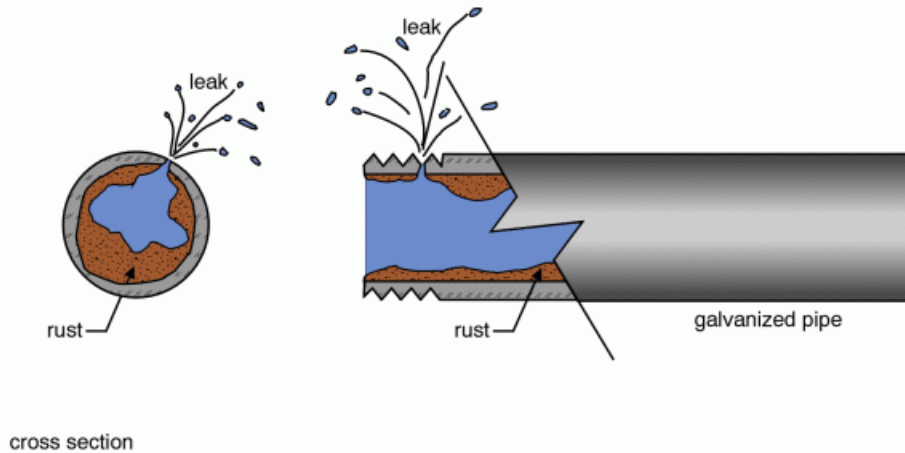
Time: Discretionary

Cost: Depends on work needed

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



29. Galvanized steel

WATER HEATER \ Life expectancy

30. Condition: • Near end of life expectancy

Hot Water Heater age. Water heater is well beyond usable life. Inspector recommends purchasing a new water heater every 10 years.

Location: First Floor Utility Room

Task: Replace

Time: Less than 1 year

Cost: \$1,000

WATER HEATER \ Temperature/pressure relief valve

31. Condition: • [A Smitty Pan, or drip collection pan, should be installed to accompany the \(generally required\) relief pressure discharge piping for Hot Water Tanks.](#) Hot Water tank. Inspector recommends installation of a smitty (discharge) pan.

Location: First Floor Utility Room

Task: Provide

Time: Less than 1 year

Cost: Less than \$100

32. Condition: • Discharge tube missing

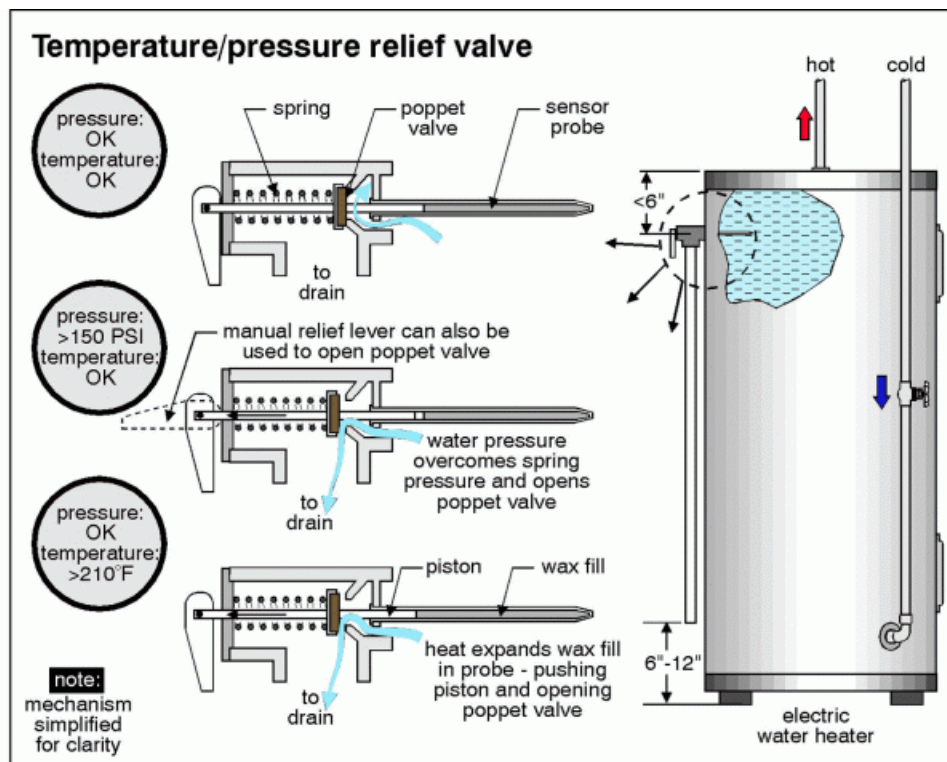
Hot Water Heater. Inspector recommends installation of a discharge tube to 6 inches above the floor.

Location: Utility Room

Task: Provide

Time: Less than 1 year

Cost: Depends on work needed



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

33. Condition: • Overflows missing, leak, rust or inappropriate

Kitchen Sink. Inspector recommends replacement due to leakage, rust and corrosion.

Location: First Floor Kitchen

Task: Repair or replace

Time: Less than 1 year

Cost: Regular maintenance item

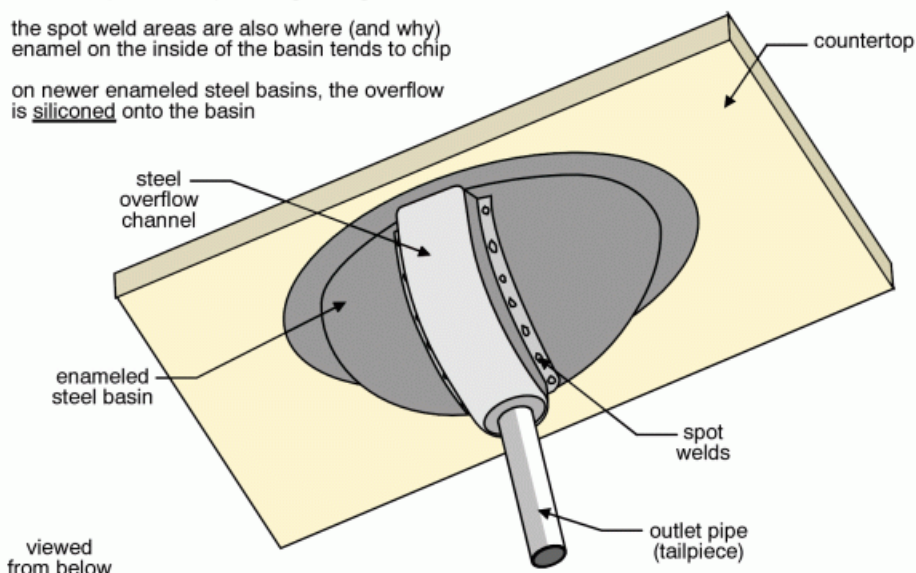
Rusting overflow

rust starts to develop where the overflow is spot welded to the basin

the rust can spread and ultimately eat through the basin (or overflow) causing leakage

the spot weld areas are also where (and why) enamel on the inside of the basin tends to chip

on newer enameled steel basins, the overflow is siliconed onto the basin



30. Overflows missing, leak, rust or...

Description

Major floor finishes: • Carpet

Major wall finishes: • Gypsum board

Major ceiling finishes: • Plaster/drywall

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Metal

Glazing: • Double

Exterior doors - type/material: • Hinged • Hollow wood

Doors: • Inspected

Party walls: • Not visible

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Microwave oven

Laundry facilities: • Washer • Dryer

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Inventory Dryer: • GE

Inventory Range: • GE

Inventory Refrigerator: • Kenmore Elite

Inventory Washing Machine: • GE

Inventory Water Heater: • Bradford White

Limitations

Inspection limited/prevented by: • Storage in closets/cupboards

Restricted access to: • Kitchen

Not tested/not in service: • Range • Oven

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 40 %

Crawlspace leakage: • Storage in crawlspace severely limited inspection

Recommendations

FLOORS \ Subflooring

34. Condition: • Damage

Subfloor Damage. Inspector recommends a licensed contractor evaluate subfloor damage.

Location: Crawl Space Bathroom

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed



31. Damage

APPLIANCES \ Dryer

35. Condition: • Plastic dryer vent

Dryer Vent Damage. Inspector recommends replacement with screen to prevent birds/rodents, etc.

Location: Northwest First Floor

Task: Replace

Time: Less than 1 year

Cost: Minor

INTERIOR

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32. Plastic dryer vent

END OF REPORT